

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 19, 2004
(Approved June 16, 2004)

The Planning Commission held their monthly meeting on Wednesday, April 21, 2004. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and Eugene Snyder. Also present was Mr. Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

1. MINUTES

Mr. Woessner moved to approve the May 6, 2004 workshop meeting as presented. Mr. Kolb seconded the motion. The motion carried.

2. BLOSSOM MEADOWS II

Mr. Victor Kelly of Commonwealth Engineers and Mr. Larry Henrickson of All County Partnership were present.

Mr. Woessner moved to recommend final plan approval for Blossom Meadows II in accordance with draft resolution dated May 12, 2004. Mr. Kolb seconded the motion. The motion carried.

3. PARKERFORD CHURCH OF THE BRETHREN

Mr. Tom Todd of Gilmore and Associates was present. There was a review of the plans last revised May 4, 2004. Mr. Todd distributed a letter dated May 19, 2004 in response to the Township Engineer letter dated May 12, 2004. Mr. Todd noted the Board of Supervisors responded favorably to the waiver request to go to final plan. Mr. Todd will submit a revised plan.

The applicant agreed to use the paving detail for commercial driveways in the right of way. The applicant also agreed to install a sidewalk at the entrance of the property.

4. TAILORED TURF

Mr. Joel Carroll of Kent Surveyors was present. There was a review of the plan last revised April 15, 2004.

Mr. Snyder moved to recommend waiver from Section II.C.2.a.3 of Standard Construction and Material Specifications for Public Improvements to allow the proposed driveway to be constructed with a drainage swale in lieu of a drainage pipe. Mr. Woessner seconded the motion. The motion carried.

It was noted Kent Surveyors still has to submit the conservation plan for the Tailored Turf project.

5. HEATHER GLEN

Mr. Tom Todd of Gilmore and Associates, Mr. Scott Pilecki of Heritage Building Group and Mr. Ross Unruh, legal counsel for Heritage Building Group were present.

There was a review of the final Heather Glen plans dated April 1, 2004. Mr. Kulp questioned Comment No. 7 of the May 3, 2004 Township Engineer letter and Mr. Todd noted he had discussed with the Fire Department and made requested changes but nothing was submitted in writing from the Fire Department. Mr. Unruh stated the porous paving would be provided as recommended in Comment No. 27 and will also comply with Comment Nos. 28 and 29. In reference to Comment No. 23 recommending a note be added to Sheet 2 agreeing to construct in accordance with newly created construction and sanitary specifications, Mr. Unruh will review the specifications.

Mr. Woessner noted that there should be profiles for the Jackson-Dambrink and Allison driveways on the drawings to show that they will comply. He also noted that the centerline profile for Ellis Woods Road was not shown to be changing with the new intersection.

6. BETHEL CHURCH ROAD SUBDIVISION

Mr. Kim Kryder of Bursich Associates and Mr. Don Petrosa, legal counsel to the applicant, were present.

There was a review of the Bethel Church Road final plans last revised March 29, 2004. The plans will be revised in accordance with review comments and resubmitted.

7. FREIGH SUBDIVISION

Mr. William Conver of Conver and Smith Engineering, Inc. was present.

There was a review of the Freigh Subdivision plan dated February 24, 2004. Mr. Conver stated the Township Engineer and Township Planner comments would be addressed. A waiver for the streetlights, curbs and sidewalks would be needed. It was noted the road widening would be required. Mr. Woessner noted an issue with the deduction of the basin causing an insufficient lot size. A variance may be needed.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The June 3, 2004 workshop meeting will not be held. The next meeting will be June 16, 2004 at 7:00 p.m.

Mr. Woessner noted the new Walley-Frederick sketch plan that was presented to the Board of Supervisors on May 17, 2004.

ADJOURNMENT

Mr. Snyder moved to adjourn the monthly meeting at 9:05 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary